File No. 290501325

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090052162 DEEDWARR
Recvd: 08/03/09 10:24 2 pgs
Fees:13.00 Taxes:999.00
20090803-0072309

SHERRI A. SCHMONSKY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Sept 20, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Lee Kimsey, III	NEW OWNER	172100B03200CO
(NAME)	(NAME)	
6728 Christiansted Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Betty S. Adams, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Richard Lee Kimsey, III and Kelly Nicole Kimsey, husband and wife**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Christiansted Valley Subdivision, Phase 2, Revision 1,, as of record in Instrument 20010209-0012854, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Betty S. Adams and husband, Tom Adams by Warranty Deed dated 09/30/2004 from William C. Jones and wife, Jennifer L. Jones as recorded on 11/05/2004 in Instrument 20041105-0133658, Register's Office for Davidson County, Tennessee. The said Betty S. Adams and Tom Adams having filed for divorce in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 08D3119. Pursuant to the Final Decree of Divorce filed June 1, 2009 property was divested from Tom Adams and vested solely in Betty S. Adams with the Court Clerk joining in the execution of the Deed to convey the real property.

County of Davidson taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

Subject to all matters as set forth on the plat of record in Instrument 20010209-0012854, Register's Office of said County.

By-Laws of record in Instrument 19991221-0305559, Register's Office for said County.

Restrictive Covenants of record in Instrument 19991221-0305559, Amended in Instrument 20000728-0074515, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument 19991221-0305561, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6728 Christiansted Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever

defend the title to the said land to the said GRANTEE(S), heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 30th day of July, 2009.

Betty S. Adams

Richard R. Rooker, Clerk

BY: Deputy Clerk

Comm. exp. Jan 9, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Betty S. Adams, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained

Witness my hand at office this 30th day of July, 2009.

Commission expires: 10/10/09

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Richard R. Rooker, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Deputy Clerk of the Eight Circuit Court for Davidson*, and that he is authorized by the Eight Circuit Court for Davidson County**, to execute this instrument on its behalf.

Witness my hand and official seal this 27th day of July, 2009.

* County, Tennessee at Nashville
** Tennessee at Nashville

see above
Notary Public

File Number: 290501325

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027